

PLANNING AND ZONING COMMISSION
TOWN OF DEEP RIVER, CONNECTICUT

Town Hall

174 Main Street

Deep River, Connecticut 06417

A **public hearing** of the *Deep River Planning and Zoning Commission* held on Thursday, June 19, 2014 at the Deep River Town Hall was called to order at 7:17 p.m. by Chairman Kastner. Members present: Leigh Balducci, David Basilone, Janet Edgerton, Jonathan Kastner, Jane Samuels, and Alternates Sara Denegre and Bruce Edgerton. Absent: Tom Walsh, Ben Whalen, Alternate William Burdick. Also present: Cathie Jefferson (Zoning Enforcement Officer) and Nancy Howard (Recording Secretary). Chairman seated Alternate Bruce Edgerton and Sara Denegre for the absent members.

Secretary Janet Edgerton read the call of the meeting published in The Hartford Courant on June 6 and 13, 2014.

PURPOSE: To accept evidence for or against, written or oral, approval of Application #88, Application for Special Permit by Tom Matulaniec for the purpose of a full re-model of existing home within existing footprint, future approval for septic, and addition of second floor not to exceed existing ridge line on property of Zbigniew Matulaniec at 287 River Road, Deep River (Map 71 Lot 4A).

Presentation by Applicant: Robert Rossetti of Rossetti Development was present on behalf of the applicant. Mr. Rossetti presented the proposal for 287 River Road. He noted that a variance was received from the Zoning Board of Appeals at the meeting held on June 27, 2014 and the Conservation and Inland Wetlands Commission accepted the proposal and future sewer reserve area. A B100 approval was received from the Health District. The existing home is a stone and slate roof ranch. The top of the house will be removed and dormers will be added to create a second floor. The ridge height will not be changed. The existing garage will be eliminated and made a part of the house. Mr. Rossetti noted that there will be no excavation; all work will be done within the existing footprint.

Correspondence: Secretary Janet Edgerton noted receipt of the following correspondence for the record:
(1) B100 approval from the Connecticut River Area Health District;
(2) Letter dated June 19, 2014 from J.H. Torrance Downes of the Connecticut River Gateway Commission;
(3) minutes of the ZBA meeting of June 17, 2014.

Mr. Rossetti presented a color copy of the architectural rendering of the proposal. The existing stone on the house will remain and wood will be used on the new dormers. Mr. Rossetti noted that no tree cutting will be required for the project.

A motion was made by Janet Edgerton and seconded by Jane Samuels to close the public hearing on Application #88 at 7:30 p.m. Voted Unanimously.

Respectfully submitted,
Nancy Howard
Recording Secretary